



THE CITY OF SAN DIEGO

DATE OF NOTICE: OCTOBER 5, 2020

NOTICE OF PUBLIC HEARING NOTICE OF AVAILABILITY PLANNING COMMISSION RECOMMENDATION

DATE OF HEARING:	OCTOBER 22, 2020
TIME OF HEARING:	9:00 A.M.
LOCATION OF HEARING:	VIRTUAL HEARING
PROJECT NO:	581984
PROJECT TYPE:	RESCISSION OF THE LEVI-CUSHMAN SPECIFIC PLAN AND ADOPTION OF THE RIVERWALK SPECIFIC PLAN, AMENDMENTS TO THE MISSION VALLEY COMMUNITY PLAN AND GENERAL PLAN; AMENDMENTS TO THE SAN DIEGO MUNICIPAL CODE CHAPTER 13, ARTICLE 2, DIVISION 14 TO THE MISSION VALLEY COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE (CPIOZ) MAP; REZONE; DEVELOPMENT AGREEMENT; SITE DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT, VESTING TENTATIVE MAP AND EASEMENT VACATION; ENVIRONMENTAL IMPACT REPORT NO. 581984/SCH NO. 2018041028; PROCESS FIVE
PROJECT NAME:	<u>RIVERWALK</u>
APPLICANT:	SD RIVERWALK LLC, a Delaware Limited Liability Company/ SAN DIEGO METROPOLITAN TRANSIT, Public Agency (for the recession of the Levi-Cushman Specific Plan only)
COMMUNITY PLAN AREA:	MISSION VALLEY
COUNCIL DISTRICT:	7
CITY PROJECT MANAGER:	Jeffrey A. Peterson, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5237 / JAPeterson@sandiego.gov

Until further notice, Planning Commission meetings will be conducted pursuant to the provisions of California [Executive Order 29-20](#), which suspends certain requirements of the Ralph M. Brown Act.

During the current State of Emergency and in the interest of public health and safety, all Planning Commissioners will be participating in Planning Commission meetings by teleconference and/or videoconference. In accordance with the Executive Order, there will be no members of the public in attendance at the Planning Commission Meetings. We are providing alternatives to in-person attendance for participating in Planning Commission meetings. Updated information is available on the Planning Commission webpage: <https://www.sandiego.gov/planning-commission>.

In lieu of in-person attendance, members of the public may submit their comments on agenda items using the public comment [webform](https://www.sandiego.gov/planning-commission) found on the Planning Commission webpage: <https://www.sandiego.gov/planning-commission>. If you have an attachment to your comment, you may send it to planningcommission@sandiego.gov and it will be distributed to the Planning Commissioners.

The 195-acre Riverwalk project (Project) site is located at 1150 Fashion Valley Road, situated north of Hotel Circle North, south of Friars Road, and west of Fashion Valley Road. Interstate 8 (I-8) is located directly south of the Project site. The site is located in the RM-4-10, CC-3-9, OC-1-1, and OP-1-1 zones, Community Plan Implementation Overlay Zone (CPIOZ), and within the Mission Valley Community Plan (MVCP). The site is also located within the Affordable Housing Parking Demand Overlay Zone, the Transit Area Overlay Zone, the Transit Priority Area, the Airport Land Use Compatibility Overlay Zone for Montgomery Field, the Airport Influence Area for San Diego International Airport (SDIA) and Montgomery Field (Review Area 2) as depicted in the adopted Airport Land Use Compatibility Plans (ALUCPs) and the Federal Aviation Administration Part 77 Notification Area for the SDIA and Montgomery Field.

As a property owner, tenant, or person who has requested notice, please be advised that the Planning Commission will hold a public hearing to **recommend** approval, conditional approval, or denial to the City Council of an application for the recession of the Levi-Cushman Specific Plan and adoption of a new specific plan titled the Riverwalk Specific Plan, which provides guidance on the permitted and regulated land uses within the Specific Plan area, as well as policies and regulations to guide development of a mixed-use, transit-oriented neighborhood. The Riverwalk Specific Plan allows for development of 4,300 multifamily residential dwelling units offered as a variety of “for sale” and/or “for rent”, including 10 percent (430 units) deed-restricted affordable housing units on-site; 152,000 square feet of commercial retail space; 1,000,000 square feet of office and non-retail commercial; approximately 97 acres of park, open space, and trails; adaptive reuse of the existing golf clubhouse into a community amenity; and a new Green Line Trolley station. The Project includes amendments to the Mission Valley Community Plan and General Plan to remove the Community Plan Implementation Overlay Zone (CPIOZ) from the site and to reflect the rezone; amendment to the San Diego Municipal Code Chapter 13, Article 2, Division 14 to replace the MVCP CPIOZ map, which removes the CPIOZ designation on the property; Rezone portions of the property from the CC-3-9 (Commercial-Community) Zone to the OP-1-1 (Open Space-Park) Zone, from the CC-3-9 (Commercial-Community) Zone to the RM-4-10 (Residential-Multiple Unit) Zone, and from the OP-1-1 (Open Space-Park) Zone to the OC-1-1 (Open Space-Conservation) Zone; to subdivide the property into eighty-seven (88) lots (52 Mixed Use/Residential/Commercial; eight Private Street Driveways, 10 Park, five Open Space, four River Park/Open Space, three San Diego River, six MTS Trolley); and vacation of on-site public utility easements.

The Project includes a Development Agreement (DA) to set forth the terms and conditions for how the property may be developed by developer in order to provide Extraordinary Benefits to the public, and to provide assurance that the property can be developed in accordance with the Development Regulations described in the agreement.

An Environmental Impact Report (EIR) No. 581984 / SCH No. 2018041028, has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project, which would reduce some of the potential impacts to below a level of significance. The applicant has provided Draft Candidate Findings and Statement of Overriding Considerations to allow the decision-maker to approve the project with significant and unmitigated direct impacts related to Air Quality (Cumulative Operational).

The decision to approve, conditionally approve, modify or deny the certification of the Environmental Impact Report, adoption of the Findings and Statement of Overriding Considerations, and adoption the Mitigation, Monitoring, and Reporting Program; rescission of the Levi-Cushman Specific Plan and adoption the Riverwalk Specific Plan and the amendments to the Mission Valley Community Plan and General Plan; adoption of amendments to the San Diego Municipal Code; adoption of the Rezone; adoption of the Development

Agreement; approval of the Site Development Permit, Conditional Use Permit, Vesting Tentative Map, and Easement Vacation will be made by the City Council at a future public hearing. You will also receive a notice of the City Council public hearing.

Notice of Availability of Local Coastal Program Amendment:

The Project site is not located in the Coastal Zone but requires an amendment to the SDMC to remove the Project site from the CPIOZ; therefore, the City Council's decision requires amending the City's Local Coastal Program. The final decision by the City Council will occur no sooner than six weeks after the date of mailing of this notice. The final decision on the portions of this ordinance that are the City's Local Coastal Program will be with the California Coastal Commission. The City of San Diego must submit the Local Coastal Program portion of this amendment for certification to the California Coastal Commission. The Local Coastal Program amendment is not effective in the Coastal Zone until the Coastal Commission unconditionally certifies the amendment.

If you wish to be noticed of the Coastal Commission hearing on this issue, you must submit a request in writing to the Development Services Department, Attention: **Jeffrey A. Peterson**, Development Project Manager, 1222 First Avenue, MS# 501, San Diego, CA 92101, before the close of the City Council public hearing. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order No: 24007522



Development Services Department

Jeffrey A. Peterson / Project No. 581984
1222 First Ave., MS 501
San Diego, California 92101-4101

RETURN SERVICE REQUESTED